128.A	0001	0208.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	449,900	/	449,900
USE VALUE:	449,900	/	449,900
ASSESSED:	449,900	/	449,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #: 208

Owner 1:	MAXWELL BARBARA
Owner 2:	
Owner 3:	
Street 1:	PO BOX 1338
Street 2:	
Twn/City:	CENTER HARBOR
St/Prov:	NH Cntry: Own Occ: N
Postal:	03226 Type:

PREVIOUS OWNER

Owner 1:	STEIN ALICE -
Owner 2:	-
Street 1:	1 SCHOOL STREET UNIT 208
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	449,900			449,900
Total Card	0.000	449,900			449,900
Total Parcel	0.000	449,900			449,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.58 | /Parcel: 474.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	137257
GIS Ref	
GIS Ref	
Insp Date	11/09/17

!10087!

PREVIOUS ASSESSMENT

Parcel ID 128.A-0001-0208.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	437,000	0	.		437,000	437,000	Year End Roll	12/18/2019
2019	102	FV	398,200	0	.		398,200	398,200	Year End Roll	1/3/2019
2018	102	FV	328,500	0	.		328,500	328,500	Year End Roll	12/20/2017
2017	102	FV	278,300	0	.		278,300	278,300	Year End Roll	1/3/2017
2016	102	FV	348,900	0	.		348,900	348,900	Year End	1/4/2016
2015	102	FV	281,600	0	.		281,600	281,600	Year End Roll	12/11/2014
2014	102	FV	270,600	0	.		270,600	270,600	Year End Roll	12/16/2013
2013	102	FV	270,600	0	.		270,600	270,600		12/13/2012

PRINT

Date	Time
12/11/20	00:26:35

LAST REV

Date	Time
09/16/19	14:00:22
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10087

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEIN ALICE,	67625-29		7/15/2016		355,000	No	No		
GREEN JOHN W JR	59104-114		5/16/2012		279,000	No	No		
SEARS NICOLE L	46434-262		11/7/2005		351,000	No	No		
	20078-9		9/1/1989		162,000	No	No		Y

USER DEFINED

Prior Id # 1:	137257
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2019	Mail Update	JO	Jenny O
11/9/2017	Measured	DGM	D Mann
3/6/2017	SQ Returned	MM	Mary M
8/16/2012	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6043																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	2 - Slate
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	2.051000118
Name:	28 - 6043

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.13291144
Const Adj.:	1.11404979
Adj $ / SQ:	403.878
Other Features:	33832
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595893
Depreciation:	145994
Depreciated Total:	449899

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 1			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	0
Totals			
1	4	1	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	577.55
Special Features:	0	Val/Su Net:	474.58
Final Total:	449900	Val/Su SzAd	474.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	948	403.880	382,877

Net Sketched Area:	948			Total:	382,877
Size Ad	948	Gross Are	948	FinArea	948

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

128.A-0001-0208.0

IMAGE

AssessPro Patriot Properties, Inc